

CITY PLANNING COMMISSION INFORMAL AGENDA

DATE: Thursday, May 14, 2015

TIME: 8:30am

LOCATION: City Administrative Building, 30 S. Nevada Ave., **Conference Room 401-Large**

1. COMMUNICATIONS

- *Peter Wysocki, Planning and Development Director*
 - Recent City Council Actions
 - General updates
- *Robert Shonkwiler, CPC Chair*
 - Communications
- *Ray Walkowski, Planning Commissioner*
 - Downtown Review Board recent actions

2. DISCUSSION OF AGENDA ITEMS

- *Staff presentation of agenda items listed in the tables below*

CONSENT CALENDAR	
ITEM NO.	PROJECT DESCRIPTION
ITEM.: A.1 CPC ZC 15-00006 (Quasi-Judicial) ITEM.: A.2 CPC CP 15-00007 (Quasi-Judicial) PARCEL NO.: 5331200045 PLANNER: Steve Tuck	<p>A request by N.E.S. Inc. on behalf of Tom Tauche Inc. for approval of the following development applications:</p> <ol style="list-style-type: none"> 1. A zone change from A/AO (Agricultural with Airport Overlay) to R-5/AO (Multi-family Residential with Airport Overlay). 2. A concept plan which shows the reconfiguration of the Springs Ranch Golf Course so that the 18-hole golf course is maintained and a separate parcel consisting of 13.8 acres for further development is created. <p>The property is located adjacent to the east side of Tutt Boulevard immediately south of the Springs Ranch Golf Course clubhouse and consists of 13.8 acres.</p>
ITEM.: B.1 CPC R 15-00019 (Quasi-Judicial) ITEM.: B.2 CPC UV 15-00020 (Quasi-Judicial) PARCEL NOS.: 7324301034 PLANNER: Rachel Teixeira	<p>A request by YOW Architects on behalf of Columbus Real Estate for approval of the following development applications:</p> <ol style="list-style-type: none"> 1. Administrative relief to allow 52 parking spaces - where 60 spaces are the requirement. 2. A use variance that would allow for a specialty auto and service use with indoor sales and showroom to be located within an existing building. <p>The property is within a PIP-2 (Planned Industrial Park) zone, consists of 2.34 acres and is located at 6275 and 6285 Corporate Drive.</p>

NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION
<p>ITEM NO.: 4 AR NV 15-00075 (Quasi-Judicial)</p> <p>PARCEL NO.: 7413410027</p> <p>PLANNER: Lonna Thelen</p>	<p>An appeal regarding the administrative approval for a nonuse variance to allow 17 parking spaces where 34 are required on 555-559 S 8th Street. The subject property is zoned C-6 (General Business), consists of 0.50 acres and is located at 555-559 S 8th Street.</p>
<p>ITEM NO.: 5.A CPC A 14-00133 (Legislative)</p> <p>ITEM NO.: 5.B CPC ZC 14-00134 (Legislative)</p> <p>ITEM NO.: 5.C CPC CP 14-00135 (Quasi-Judicial)</p> <p>PARCEL NO.: 5307002016</p> <p>PLANNER: Meggan Herington</p>	<p>A request by Millennium Venture Group, LLC for approval of the following development applications:</p> <ul style="list-style-type: none"> A. Annexation of the 6.3-acre Tutt Corners Addition into the City of Colorado Springs, B. Establish the C-6/AO (General Business with Airport overlay) zone district, C. The Tutt Corners Addition Concept Plan that illustrates five commercial pad sites. <p>The property is located at the northeast corner of the Dublin Boulevard and Templeton Gap Road and consists of 4.8 acres.</p>
<p>ITEM NO.: 6.A – 6.B CPC MP 04-00012-A1MJ15 (Legislative)</p> <p>PLANNER: Peter Wysocki</p>	<p>A request by the Colorado Springs Urban Renewal Authority on behalf of Gold Cycle Investments, LLC for determination of consistency with the City's Comprehensive Plan of:</p> <ul style="list-style-type: none"> A. An amendment to the Gold Hill Mesa Urban Renewal Plan to exclude the commercially-designated properties from the existing Gold Hill Mesa Urban Renewal Area. B. Gold Hill Mesa Commercial Urban Renewal Plan Area for the commercially-designated properties. <p>The entire Gold Hill Mesa consists of approximately 200 acres, and is generally located South of Highway 24 and East of 21st Street.</p>